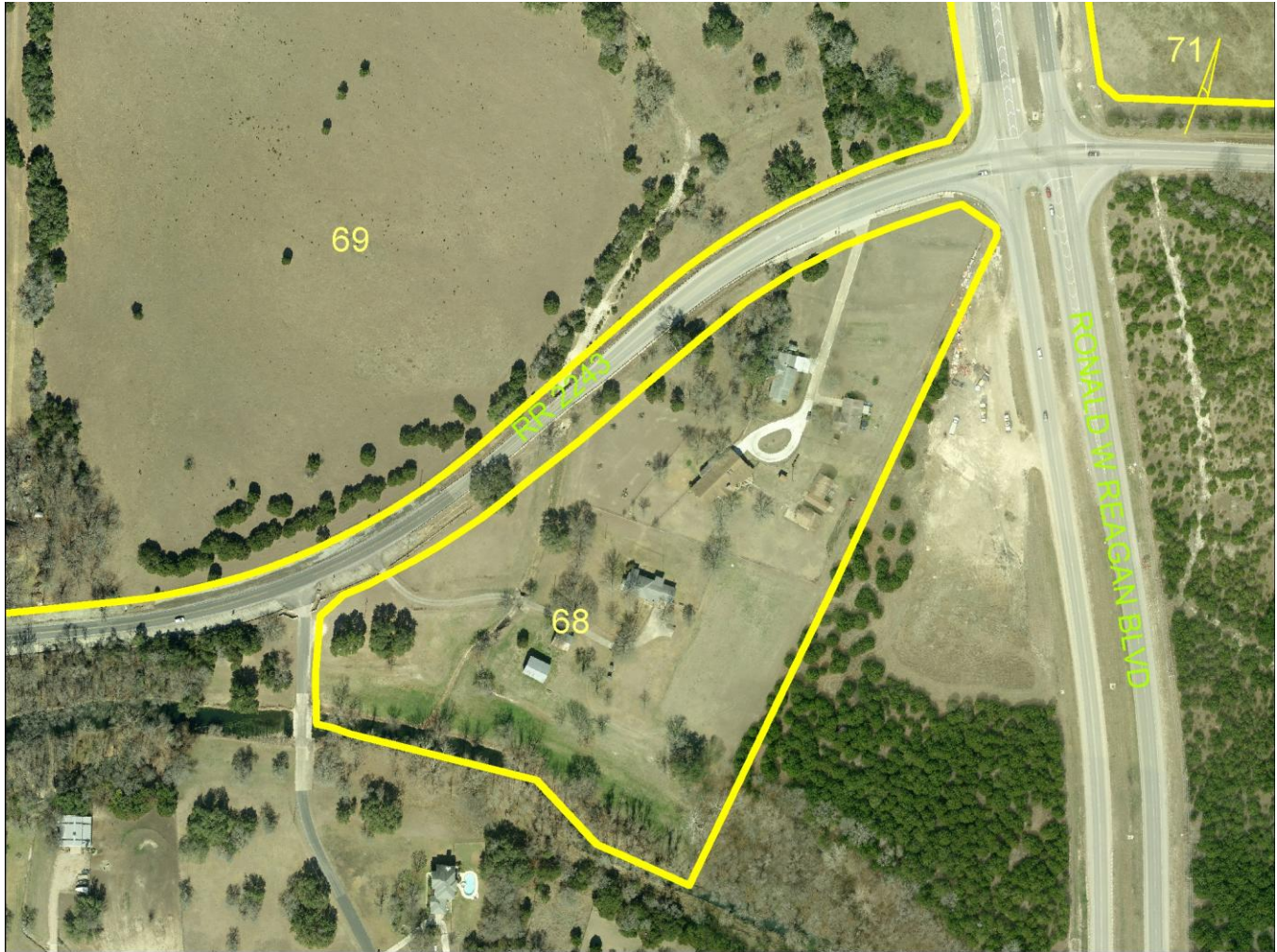


13.22 Acres/5.3 Hectares
SWC FM 2243 and Ronald W. Reagan Blvd.

Site 68



13.22 Acres/5.3 Hectares

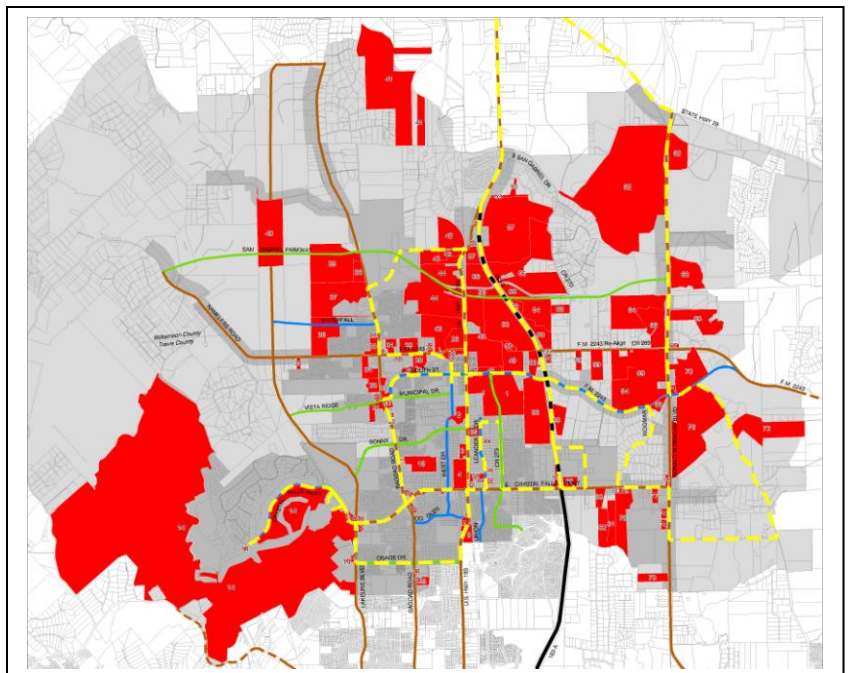
SWC Ronald W. Reagan Blvd. (Parmer Lane) and FM 2243 frontage

Water utilities with wastewater in septic field

Residential use at this time

Zoning – Single Family (transitional)

Mr. Ron Leps
Turner Commercial Properties
3613 Williams Drive, Suite 304
Georgetown TX 78628
(512) 930-2800 office
(512) 869-6766 mobile
ron@turnerprop.com
www.turnerprop.com



City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

Property				
Total Acreage: 13.22 acres/5.3 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 313, Sec. U	
Location				
City: Leander			County: Williamson	
Address/Directions: 8105 FM 2243 (Leander Road), Leander TX 78641, www.wcad.org R#: 473637				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 2.8 miles/4.5 kilometers			Type of Zoning: General Commercial	
Distance to Interstate Highways: 10 miles/16 kilometers				
General Site Information				
Previous Use of Site: Residential		General Condition: Excellent		Dimensions: 1,291 x 900 feet/393 x 274 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes			Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.	
Adjoining Acreage Available: No		Can Site Be Divided: No		Lot Size: Not Applicable
Improvements				
Road Distance to Rail: 2.8 miles/4.5 kilometers west			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Located on the SWC corner of Ronald W. Reagan Blvd. and FM 2243. Four homes are on site.	
Fenced: Yes			Landscaped: Yes, partially	
Located within an Industrial Park: No			Type of Business: Commercial, Office, Retail	
Deed Restriction(s): Yes			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inches Pressure: 65 psi/448 kilopascal		Sewer - Size of Nearest Line: Not Applicable
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Ron Leps	Phone: (512) 930-2800	Facs: (512) 819-0141	Email: ron@turnerprop.com	Web Site: www.turnerprop.com
Sales Price: \$2,000,000 or \$3.47 per square foot			Lease Price: Not Applicable	
Comments: This property is being offered for sale in its "AS IS, WHERE IS" condition. The property is unique, considering location, road frontage and Brushy Creek access. There are four residential units on-site that range in size from 1,620 square feet/151 square meters to more than 3,600 square feet/334 square meters.				